

HARRISBURG PLANNING COMMISSION

REGULAR MEETING

February 4, 2015 (WEDNESDAY)

REV. DR. MARTIN LUTHER KING, JR.

CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

AGENDA

CALL TO ORDER: 6:30 PM

MINUTES: December 3rd, 2014 meeting

OLD BUSINESS

NEW BUSINESS

- 1 Land Development Plan Approval Extension Waiver for 2216 Brookwood Street and 516 Melrose Street, zoned Residential Medium-Density (RM) and previously zoned Residential No. 4 (R-4), filed by Joshua Juffe, to request an extension of the Planning Commission and City Council approvals.
- 2 Variance for 1403 Market Street, zoned Residential Medium-Density (RM), filed by Peter Lewis, to establish a take-out restaurant on the property. Per Section 7-305.7 of the Zoning Code, restaurants are not permitted in the Residential Medium-Density (RM) Zone.
- 3 Special Exception for 1000 North Cameron Street, zoned Industrial (IND), filed by Cameron Street Investments, LLC, to construct an elevated private helicopter landing pad on top of an existing 3-story high office building. Per Section 7-305.7 of the Zoning Code, emergency heliports are a permitted use in the Industrial Zone. Per Section 7-303.11 (b), an applicant may request a Special Exception for proposed uses not specifically prohibited by the Zoning Code within any Zoning District.
- 4 Zoning Map Amendment for 915 South Front Street, 1103 South Front Street, and a 7-acre lot on South Front Street, zoned Industrial (IND), filed by Raymond W. Buck, Phoenix Associates, and Peggy Grove, to change the zoning for these properties to the Riverfront Zone (RF).

- 5 Zoning Code Amendment for properties in the Riverfront Zone (RF), filed by William C. Kollas, to allow structures up to 99 feet high in the RF Zone south of I-83. Per Section 7-307.3, properties within the Riverfront Zone must have a minimum height of 36 feet and a maximum height of 45 feet.
- 6 Zoning Code Amendment for properties in the Riverfront Zone (RF), filed by William C. Kollas, to allow hotels as a use permitted by Special Exception within the RF Zone south of I-83. Per Section 7-305.7, hotels and motels are not permitted within the RF Zone.
- 7 Zoning Map Amendment for 2312 Oakwood Road and 141 Oakwood Road, zoned Residential Low-Density (RL), filed by the City of Harrisburg, to change the zoning for these properties to the Open Space and Recreation Zone (OSR).
- 8 Zoning Code Amendment for Specific Criteria regarding Convenience Stores and Convenience Stores with Gas Dispensing per Sections 7-309.2(q) and 7-309.2(r), filed by the City of Harrisburg, to require owners to provide trash receptacles for patrons to use in front of the establishment and to be managed by the owner.
- 9 Zoning Code Amendment for Specific Criteria regarding Treatment Centers per Section 7-309.2(rr), filed by the City of Harrisburg, to require Treatment Center applicants to provide a written description of all patients, instead of all residents, as is currently stated.
- 10 Zoning Code Amendment for Hearings and Decisions per Section 7-323.5(c), filed by the City of Harrisburg, requiring applicants for Special Exceptions and Variances to mail public notice by first class letter to all adjacent and abutting property owners of the subject property.

OTHER BUSINESS

- 1 Update on the Comprehensive Plan process.

ADJOURNMENT